

East West Rail and the Development Consent Order (DCO) Process: What it means for landowners

The proposed new railway between Bedford and Cambridge has been designated as a project of national significance. This means we (East West Railway Company) will have to apply to the Secretary of State for Transport for a Development Consent Order (DCO) which would grant consent to build and operate the new railway.

This fact sheet accompanies our fact sheet on the DCO process which sets out the six stages of the DCO. It aims to show how you can get involved if your land and property would be needed to build or operate the project.

Step 1 Pre-application – what it means for landowners

During the consultation, we will consult with you to discuss our proposals, as well as with statutory consultees and the local community. The Secretary of State has issued a Safeguarding Direction for East West Rail, which as well as helping to protect the land needed for the proposals from conflicting development, also means that statutory blight provisions are available. If you own and occupy a property in the safeguarded area, you may be eligible to serve a blight notice on us asking us to buy your property before we need it to build the railway.

During this time:

- We may require ongoing access for environmental, ground investigation and archaeological surveys.
- Statutory blight provisions and the Need to Sell (NTS) Property Scheme are available.
- We will discuss potential mitigation and accommodation works with you.
- We will open negotiations with you to agree terms to acquire land and rights over land by agreement.

Step 2 Acceptance - what it means for landowners

We will submit a *Book of Reference* listing all land interests affected by our proposals with the DCO application. If you are listed in the *Book of Reference* you will be notified once our DCO application has been submitted.

During this time:

- We may require ongoing access for environmental, ground investigation and archaeological surveys.
- Statutory blight provisions and the Need to Sell (NTS) Property Scheme are available.
- We will continue to discuss potential mitigation and accommodation works with you.
- We will continue to seek to acquire land and rights over land by agreement.

Steps 3 and 4 Pre-examination and Examination - what it means for landowners

Those with an interest in land to which compulsory acquisition relates are also known as 'Affected Persons' under the *Planning Act 2008*. We will notify you when our DCO application has been accepted and you can submit a Relevant Representation to become an Interested Party to be kept informed of progress and opportunities to make representations or speak at public hearings.

During this time:

- We may require ongoing access for environmental, ground investigation and archaeological surveys.
- Statutory blight provisions and the Need to Sell (NTS) Property Scheme are available.
- We will continue to discuss potential mitigation and accommodation works with you.
- We will continue to seek to acquire land and rights over land by agreement.
- We will seek to resolve issues raised in Interested Parties' Relevant Representations.
- The Examining Authority may ask questions of Interested Parties to gain a greater understanding of their case and the reasons why they support or oppose the DCO application.
- Public hearings take place, including compulsory acquisition hearings, where Interested Parties can make representations.
- Open floor hearings take place.

Steps 5 and 6 Recommendations, decision and post-decision - what it means for landowners

Interested Parties will be notified of the Secretary of State's decision and will be provided with a copy of the statement of reasons for their decision to grant or refuse development consent.

During this time:

- We may require ongoing access for environmental, ground investigation and archaeological surveys.
- Statutory blight provisions and the Need to Sell (NTS) Property Scheme are available.
- We will continue to seek to acquire land and rights over land by agreement.
- We will discuss with you when we would need possession of land for construction.
- Where there is no agreement in place and the DCO is granted then we will use powers in the DCO to take possession of land and acquire it where necessary.
- The compensation code will apply for any land compulsorily acquired under the powers in the DCO.
- Part 1 compensation claims can be made a year and a day after the railway constructed under the DCO first comes into public use. A Part 1 claim applies to owner-occupiers of homes which have been reduced in value due to physical impact from the works.